

# IMPLEMENTATION

## INTRODUCTION

While implementation is not one of the mandatory comprehensive plan elements under the Growth Management Act, implementation is an essential part of land use planning. Just like airplanes, ideas need wheels as well as wings. Implementation is the follow-through and the completion of the process. This implementation element will help describe how goals, policies, and strategies will be carried out.

Implementation of a comprehensive plan occurs through a multitude of individual decisions by citizens, property owners, investors, financial institutions, non-profit organizations, and public agencies. Much of the physical realization of this Comprehensive Plan is achieved in by the private sector, under governmental guidance.

The public sector is also a significant user of land and provider of services. Decisions regarding the use and configuration of public land, and the delivery of public services, have a significant influence upon private development decisions. So, clarity as to planned investment by public agencies such as the City of Lynnwood helps realize the comprehensive plan by informing private sector investment decisions.

While there are many factors involved in implementing a comprehensive plan, there are two basic tools available to government – regulation (including incentives and disincentives) and public investment. As required by the GMA, Lynnwood’s development regulations must be consistent with and implement this Plan. This Implementation Element is intended to provide guidance regarding day-to-day decisions and actions in order to help achieve realization of this Comprehensive Plan.

## GOALS, POLICIES & STRATEGIES

### GOAL

A coordinated action program that integrates a full range of activities and results in achievement of the Vision, Goals, Policies, and Strategies of the Comprehensive Plan.

## DEVELOPMENT REGULATIONS

**Policy I-1.** Ensure that Lynnwood’s development regulations are comprehensive, integrated, clear, user-friendly, and consistent with this Comprehensive Plan.



**Strategy I-A.** Community Development, Public Works Departments, Fire and Economic Development Departments, with assistance from legal counsel, shall ensure that all development regulations of the City are in compliance with Federal, State and local environmental regulations.

**Strategy I-B.** Continually improve and refine the permit review process and requirements so that it is: highly accessible and responsive to the public; consistent with City plans and policies; protects the environment; and encourages investment in the community.

**DEVELOPMENT REGULATIONS**

- Policy I-2.** Ensure that a program of assistance is provided to the general public and the development community that provides effective guidance from the concept stage of development through the decision and implementation stage.
- Policy I-3.** Continue the economic development program and continue to provide information and assistance needed to attract and retain local businesses and employment.
- Policy I-4.** Continue to improve the effectiveness of pre-application development assistance.
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- Strategy I-C.** Continue to improve the operation of the City's Permit Center, composed of staff from various City departments.
- Strategy I-D.** Prepare a series of brief and easy to read development guides that summarize the important parts of the development regulations and the steps through the development review process.
- Strategy I-E.** Provide development assistance 24 hours a day and 7 days a week (24/7) by making all plans, ordinances, zoning maps, guides, and applications available on the City's internet website.
- Strategy I-F.** Provide computer terminals or access to Wi-Fi at key service counters for use by the public in accessing City information.

**URBAN REDEVELOPMENT**

- Policy I-5.** Ensure that the City takes full advantage of all redevelopment techniques available under current state law and work to expand the list of techniques.
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- Strategy I-G.** Work cooperatively with the Public Facilities District to assist in the review of proposals and alternatives, project selection, and design for future redevelopment projects within the District's jurisdiction.
- Strategy I-H.** Continue to assess all legal mechanisms available to encourage redevelopment and determine what more the City could be doing.
- Strategy I-I.** Continue to offer and innovate redevelopment assistance programs for inclusion in the Economic Development Element of the Comprehensive Plan.

**CAPITAL INVESTMENTS**

- Policy I-6.** Ensure that all capital investments made by the City are consistent with the Comprehensive Plan.
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- Strategy I-J.** Continue the annual preparation of six-year Capital Facilities Plan updates and ensure consistency with the Comprehensive Plan.
- Strategy I-K.** Continue to develop the process of performance budgeting and ensure that the City's annual budget is consistent with, and helps implement, the Comprehensive Plan.

**SERVICE PROGRAMS**

**Policy I-7.** Ensure that all City service programs are consistent with the Comprehensive Plan.



**Strategy I-L.** Review City service programs for consistency with the Comprehensive Plan through the biennial budgeting process and at the time of periodic program review and modification.

**COORDINATION**

**Policy I-8.** Ensure that implementing actions and programs are well coordinated internally (intra-city) and externally (inter-jurisdictional) and are consistent with the Comprehensive Plan.



**Strategy I-M.** Community Development and other Departments will continuously monitor the key plans and programs of the State, Snohomish County, and surrounding jurisdictions and continue to coordinate implementation actions and programs in ways that will ensure Plan compliance with minimal conflict.

**ANNEXATION AND GROWTH MANAGEMENT**

**Policy I-9.** Ensure that annexation and growth management are consistent with the Comprehensive Plan.



**Strategy I-N.** Affected City departments will continue to comment on development proposals within the unincorporated Lynnwood MUGA and encourage their compliance with City standards and guidelines.

**Strategy I-O.** The City will move forward with annexations of the MUGA. The City will be receptive to working with MUGA residents and property owners interested in annexation into the City.

**Strategy I-P.** The Annexation Evaluation Guidelines, as set forth by Lynnwood Resolution 96-21, shall guide decisions on annexation proposals. The Annexation Evaluation Guidelines call for assessment of factors such as: community identity; delivery of government services; fiscal impacts; economic development opportunities; parks; streets; and utilities.

**PLAN MONITORING AND AMENDMENT**

**Policy I-10.** Ensure effective Plan implementation through continuous monitoring of the progress and performance in achieving the measurable objectives of the Plan, and through adjustments thereto, as may be necessary, through the annual Plan amendment process.



**Strategy I-Q.** Utilize an interdepartmental staff team that will evaluate the progress of Plan implementation, during the annual Plan Amendment process, and report the results to the Planning Commission, Mayor and City Council.

**Strategy I-R.** Ensure that the Comprehensive Plan is updated and kept in conformance with the requirements of the Growth Management Act.

- Strategy I-S.** Ensure that all requested amendments to the Comprehensive Plan and Zoning Map are consistent with each other and with applicable State and local requirements.
- Strategy I-T.** Track key benchmarks that can measure and describe socio-economic and environmental conditions over time, so as to guide City decision-making in support of community well-being.
- Strategy I-U.** Except as authorized by the GMA, the Comprehensive Plan may be amended no more frequently than once per calendar year. Lynnwood's schedule and process for amending the Comprehensive Plan is as specified by the LMC.
- Strategy I-V.** The following guidelines will assist the City in processing Plan Amendments:
- A. State law requires that all Plan amendment proposals be considered and acted upon concurrently (in a package) so that their cumulative effects can be ascertained.
  - B. The Comprehensive Plan is intended to be a 20-year Plan. There should be no need for extensive amendments other than during major updates.
  - C. Amendments processed outside of major updates should only consist of relatively minor site specific land use adjustments, text/policy revisions, etc.
  - D. Major changes to visions, goals, land use designations, or other aspects that might have citywide impacts usually require more extensive study and public input and, therefore, should be placed on a docket for the next major update.
  - E. Requested amendments that pose substantial financial implications should be coordinated with City's budget process.
- Strategy I-W.** Each component of a Comprehensive Plan Amendment package shall be reviewed and approved only if it meets all of the following criteria:
- A. The proposal is consistent with the provisions of the Growth Management Act and will not result in Plan or regulation conflicts; and
  - B. The proposal will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, or residents; and
  - C. The proposed amendment can be accommodated by all applicable public services and facilities, including transportation; and
  - D. The proposal will help implement the goals and policies of the Lynnwood Comprehensive Plan; and
  - E. If the proposal could have significant impacts beyond the Lynnwood City Limits, it has been sent to the appropriate Snohomish County officials for review and comment.

## PLAN/ZONE CONSISTENCY

- Policy I-11.** The following table provides policy guidance regarding achieving and maintaining consistency between the Future Land Use Map and the Official Zoning Map. The table can be used as a guide when applying zoning to implement the Comprehensive Plan and when reviewing a proposed change in zoning.

**Table I-1. Plan and Zone Consistency**

<b>Plan Land Use Designation</b>	<b>Consistent Zoning</b>
<b>SF-1</b> – Low-density Single-family	<b>RS-8</b> – Low-density Single-family <b>MHP</b> – Mobile Home Park
<b>SF-2</b> – Medium-density Single-family	<b>RS-7</b> – Medium-density Single-family <b>MHP</b> – Mobile Home Park
<b>SF-3</b> – High-density Single-family	<b>RS-4</b> – High-density Single-family <b>MHP</b> – Mobile Home Park
<b>MF-1</b> – Low-density Multi-family	<b>RML</b> – Low-density Multi-family <b>MHP</b> – Mobile Home Park
<b>MF-2</b> – Medium-density Multi-family	<b>RMM</b> – Medium-density Multi-family <b>MHP</b> – Mobile Home Park
<b>MF-3</b> – High-density Multi-family	<b>RMH</b> – High-density Multi-family <b>MHP</b> – Mobile Home Park
<b>MU</b> – Mixed Use	<b>MU</b> – Mixed Use <b>CDM</b> – College District Mixed Use <b>CR</b> – Commercial-Residential <b>PCD</b> – Planned Commercial Development
<b>LC</b> – Local Commercial	<b>NC</b> – Neighborhood Commercial
<b>RC</b> – Regional Commercial	<b>B-2</b> – Limited Business <b>NC</b> – Neighborhood Commercial <b>CG</b> – General Commercial <b>PCD</b> – Planned Commercial Development <b>PRC</b> – Planned Regional Center
<b>City Center</b>	<b>CC-W</b> – City Center West <b>CC-C</b> – City Center Core <b>CC-N</b> – City Center North
<b>BT</b> – Business/Technical Park	<b>BTP</b> – Business/Technical Park
<b>I</b> – Industrial	<b>LI</b> – Light Industrial
<b>PF</b> – Public Facilities	<b>P-1</b> – Public Use
<b>PRO</b> – Parks, Recreation, and Open Space	<b>P-1</b> – Public Use
<b>H99</b> – Highway 99 Corridor	<b>HMU</b> – Highway 99 Mixed Use <b>CG</b> – General Commercial
<b>Alderwood – City Center Transition Area</b>	<b>ACC</b> – Alderwood-City Center Transition Area
<b>SF4</b> – High Density Single Family MUGA	<b>TBD</b>
<b>WFB</b> – Waterfront Beach	<b>TBD</b>
<b>MUCTR</b> – Mixed Use Urban Center	<b>TBD</b>

The Plan designations provide general long-range guidance for land use and development. Zones are tools for specific area implementation. In some cases, such as a mixed-use Planned Unit Development, different zones may be used in combination within a single Plan designation, such as "Mixed Use" in this example. Some zones may be consistent with more than one Plan designation, depending on their applications.



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